

ENVIRONMENTAL ASSESSMENT COMMITTEE AGENDA

**Monday, August 4, 2008
2:00 P.M.
Third Floor Conference Room #2**

Application: **ENVIRONMENTAL ASSESSMENT NO. 08-011 (Pacific View Mixed-use Project) – Continued from the July 22, 2008 EAC meeting**

Applicant: Otis Architecture
16871 Sea Witch Lane
Huntington Beach, CA 92649
Phone No.: (714) 846-0177

Request: To review the potential environmental impacts associated with the construction of a four-story, 35 ft. tall, 12,922 sq. ft. mixed-use, visitor-serving/residential development. The proposed uses within the project would include 4082.8 sq. ft. of commercial space on the ground floor and seven residential units consisting of 4,472 sq. ft. on the second floor (four units) and 4,367 sq. ft. on the third floor (three units). The project includes a request for a variance to allow a fourth floor in lieu of the maximum allowed number of three floors for purposes of providing common open space within a roof top deck. In addition, the project includes four special permit requests to allow the following:

- A 15 ft. front yard setback in lieu of the minimum required 25 ft. landscaped setback,
- A 10 ft. street side yard setback in lieu of the minimum required 15 ft. landscaped setback,
- A 5 ft. interior side yard setback in lieu of the minimum required 7 ft. setback, and
- A slope of 15% in lieu of the maximum allowed slope of 10% for parking garages transition ramps.

Parking would be provided in a two-level, 40-space subterranean parking garage located beneath the proposed structure. Additionally six spaces of surface level parking would be provided at the rear of the building along the alley.

Location: 620 Pacific Coast Highway (Northeast Corner Of Pacific Coast Highway And 7th Street)

Project Planner: Rami Talleh, Senior Planner

ON A MOTION BY MULVIHILL, SECONDED BY BROEREN, THE EAC APPROVED THE PROCESSING OF A MITIGATED NEGATIVE DECLARATION WITH MODIFICATIONS.

Ayes: Two (Broeren, Mulvihill)

Noes: None

Absent: One (DeBow)

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Environmental Assessment Committee becomes final at the expiration of the appeal period. A person desiring to appeal the decision shall file a written notice of appeal to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Environmental Assessment Committee's action. The notice of appeal shall include the name and address of the appellant, the decision being appealed, and the grounds for the appeal. A filing fee shall also accompany the notice of appeal. The appeal fee is \$494 for all appeals.